

Respondent	Resident/ Business	Conservation area	Comments regarding	Comment	Council Response
Jane Bourdillon	Resident, owner	Seven Sisters	Green Space	Plus we are supposed to be working towards a greener and less polluted environment as advertised on TV/national news. We need green spaces for you to cut out boredom and crime.	<p>Each appraisal sets out the significance of historical open spaces, and trees (paragraph 1.3 location and setting).</p> <p>The Council recognises the importance of green space/open space. These spaces are protected and their importance recognised by local plan policies DM20 in the emerging Development Management DPD, and SP13 in the Strategic Policies,</p>
Sophie Ceneda	Resident, owner	Tottenham Green	Enforcement, shopfronts	Please ensure that the suggested recommendations re: guidance for shop fronts are being implemented and enforced. Out of all the suggestions, this is the one that can make the biggest difference to the High street in Tottenham at a relatively minor cost and radically change the character of that street that has been let down by so many business owners. I totally agree with the appraisal of negative contribution made by the buildings highlighted in the area I am concerned with i.e. Tottenham Green (- the housing near opposite the police station, the housing block at corner of High cross, the one further down at corner of High road and Green (west side). How on earth did the Council allow these to happen in the first place??	<p>Noted. It is hoped the new document will be a valuable tool in the proper management of the area, including enforcement.</p> <p>Amendment to 2.5.1 To clarify commitment to enforcement against unauthorised signage and shop front alterations, in line with our enforcement charter.</p>
S. Coogan			Consultation	Firstly, I would like to notify yourselves that I have never received any communication regarding any proposed changes. I have been handed this form by a neighbour!!	The Council wrote to the respondent's stated address prior to the start of the consultation.

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S. Coogan			General	I disagree with any changes within this area. I have lived here for 35 years. We have a local community which could be destroyed.	<p>It is hoped the new document will ensure the proper management of the Conservation Area going forward and help prevent harm to the character of the area.</p> <p>Some alterations to Conservation Area boundaries have been proposed which will affect permitted development rights and the way planning applications are assessed in these areas, but the documents do not propose any large scale changes likely to have a negative impact on the local community. Residents should be reassured that the proposed changes are not development proposals and should not be taken as an indication that development proposals are likely to come forward in these areas.</p>
Lucile Desblanche and Robin Scobey	Resident, owner	Seven Sisters	Boundary Review, general	Tottenham has contributed greatly to the development of many high rise buildings. In particular, the Tottenham Hale Village was much denser than the plans we had received for the development. The charm of Tottenham is linked to its low rise architecture and a conservation area is a way to ensure this. We therefore oppose the change to a reduced conservation zone.	<p>The Council will consider the impact of development affecting the character or setting of the Conservation Area, in line with emerging local plan policies DM9 (in the emerging Development Management DPD) and AAP5 (in the emerging Tottenham Area Action Plan), which set out the approach to development proposals affecting heritage assets.</p> <p>Additionally, local plan policies AAP6 and DM6 set out the Council's approach to when and where tall buildings will be considered appropriate.</p>
C. Djatmika	Private Tenant	Seven Sisters	Consultation	The Council could be more transparent in regards to what the new changes entail. The community need to know exactly we are objecting (or not) to.	Consultation was carried out in line with our Statement of Community involvement, with information available across a variety of platforms, and with staff available to answer question at public meetings or by phone or email.

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Audrey Droisen	Resident, owner	Seven Sisters	Seven Sisters/Page Green boundary review	I object to the proposed changes to the Seven Sisters/Page Green area for the following reasons: 1. Rangemoor Open Space is an historic open space; therefore, I don't want it taken out of the Page Green Conservation Area. Haringey Council itself has created all the detrimental additions to it, without any reference to it being part of a conservation area. (All the improvements to it have been initiated by Page Green Residents Association). Furthermore, Open Spaces can be and, in this case are, part of a conservation area. I, therefore, suggest that Rangemoor Open Space stay within the conservation area.	Rangemoor Road open space is not a historic open space. Historic maps (p12) and photographs (p13) show a terrace of houses on the site between 1894 and 1961. The space is not considered to be of historical significance. Detrimental additions to the space are not an issue.
Audrey Droisen		Seven Sisters	Seven Sisters/Page Green boundary review	2. In the 2009 Haringey Conservation Review, the Wakefield Road houses were deemed to be worthy of being in a conservation area. Nothing since then has changed about these houses that warrants their being taken out of the conservation area. I therefore suggest that these houses stay in the conservation area.	The Conservation Area boundary was not reviewed in 2009. The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green.
Audrey Droisen		Seven Sisters	Seven Sisters/Page Green boundary review	3. Haringey Planning has said that the Wakefield Road Houses are being taken out of the conservation area because they are not along the High Road or the Top of Broad Lane. Nothing within the criteria for being in a conservation area suggests that a conservation area should or needs to be along a main road. Therefore, the houses and green Open Space between Wakefield Road and Rangemoor Road should remain in the conservation area	The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green.
Audrey Droisen		Seven Sisters	Consultation	4. Haringey's Conservation Officer has stated that the boundary line running from Page Green Terrace back to the High Road is unclear. Page Green Residents Association has asked for a new map to be issued, which will clarify this boundary. However, Haringey Planning has refused to issue another map. Residents, therefore, are unfairly being asked to comment on the de-selection of part of our conservation area, without adequate information on the area being de-selected	The original map was correct. The confusion arises because the existing Conservation Area boundary was drawn before the Stephenson house site was redeveloped and now includes the forecourt/parking and part of the frontage of Stephenson House but excludes the bulk of the building. We have proposed that the boundary is amended to exclude the entire Stephenson House site, and this is clearly shown on the map. Neither the building nor its forecourt/parking area has any historic or

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					architectural interest.
Audrey Droisen		Seven Sisters	Seven Sisters/Page Green boundary review, enforcement	5. 19A Wakefield Road has an unfortunate fence along its border. It has had the same fence for over 30 years. It had that fence in 2009, when the upper end of Wakefield Road was judged to be part of our conservation area. What the Conservation Officer needs to do now is to finally issue an enforcement order on the homeowner in order to replace the fence. Most Page Green Residents would agree with this enforcement. Instead, the 2016 conservation review wrongly uses this fence as another reason to disqualify the whole of the Wakefield Road area. This doesn't make sense or good governance.	<p>Section 215 notices have been served on properties that 'adversely affect the amenity of the area'. The Council will continue to serve such notices where deemed appropriate in a case by case basis and in line with the provisions of the legislation.</p> <p>The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green.</p>
Audrey Droisen		Seven Sisters	Boundary review general	6. Haringey should be improving and enhancing their conservation areas rather than deselecting them.	<p>It is hoped the new document will be a valuable tool in the proper management of the area, including the protection of significant buildings, enforcing against inappropriate changes, and ensuring that new development does not cause harm to the character of the area.</p> <p>The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance and an assessment of whether the designation accords with national legislation and policy requirements.</p>
Audrey Droisen		Seven Sisters	Seven Sisters/Page Green boundary review, enforcement	7. I object to the houses on Wakefield Road being taken out of the Conservation area because they meet conservation criteria on the grounds that: They can be seen from Broad Lane walking up towards the High Road, and therefore protect the view and vista of our conservation area; They are part of the Historic Rangemoor Open Space view and Vista; They are in important part of the view and vista surrounding the historic Earlsmead School and form part of the character and architectural style and social/historic associations	The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green.

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				with that school; They are part of local distinctiveness and the sense of place which make Earlsmead School and Rangemoor Open Space area unique	
Audrey Droisen		Seven Sisters	Consultation	8. A drop in session is not a public meeting. Section 71 of the Planning (listed buildings and conservation areas) Act 1990 requires the local authority to submit proposals for changes to its conservation area for consideration to a public meeting in the area to which they relate. A drop in session is designed for information not consideration of proposals. This consultation is therefore an infringement of section 71 and could be taken to the local ombudsman for appeal.	Consultations were carried out in line with the Council's statement of community involvement. Drop-in meetings are considered to be an inclusive approach to public engagement.
Simon Finn	Resident, owner		Seven Sisters/Page Green boundary review	I do not support the proposed changes to Wakefield Road N15, these have been included in the Conservation Area for many years and removing them will reduce the protection the area receives. The Council should be expanding not reducing the conservation area. The properties currently covered are of value and should not be removed they also form part of the boundary to the conservation area at the Wakefield Road end. Any remedies that may be needed to bring them into line should be pursued and not simply to remove them from the area.	The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green.
Javeria Gilmore-Khan	Resident, owner	Seven Sisters	Seven Sisters/Page Green boundary review	A. Requirement in legislation and national planning policies to preserve and/or enhance. It is a shame that the council instead just want to de-select it. They should be proud of Haringey's Conservation Areas and should be doing their job in protecting it. There is a need for additional protection and restraint. The documents talk about how areas have been spoilt with certain amendments but surely a de-selection would open the doors to developers who would actually take	It is hoped the new document will be a valuable tool in the proper management of the area, including the protection of significant buildings, enforcing against inappropriate changes, and ensuring that new development does not cause harm to the character of the area. The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a

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				away from the historic nature of the area.	thorough appraisal of the area's significance and an assessment of whether the designation accords with national legislation and policy requirements.
Javeria Gilmore-Khan		Seven Sisters	Boundary Review, general concerns about development	B. With appropriate management procedures in place, the character and appearance of a Conservation Area should not change rapidly. Unfortunately, based on the approval of Apex Tower I do not have trust or faith in the Council that by deselecting they are making a sound decision for the community. This is commercially geared with the emphasis and importance put on developers rather than the community who live here.	It is hoped the new document will be a valuable tool in the proper management of the area, including the protection of significant buildings, enforcing against inappropriate changes, and ensuring that new development does not cause harm to the character of the area.
Javeria Gilmore-Khan		Seven Sisters	Consultation	C. I do not feel the Council has followed due process in allowing residents to talk and discuss their views. A drop in session is not a public meeting. Section 71 of the planning (Listed Buildings and Conservation Areas) Act 1990. Act requires the local authority to submit the proposals for consideration to a public meeting in the area to which they relate. A drop in session is designed for information not consideration of proposals. This infringement of section 71 should be taken to local ombudsman. This feels disingenuous and you have to wonder why they will not have an open forum that is minuted if they care about the views of the residents.	Consultations were carried out in line with the Council's statement of community involvement. Drop-in meetings are considered to be an inclusive approach to public engagement.
Javeria Gilmore-Khan			Views, Enforcement, Boundary review	D. By deselecting you are not allowing the protection of important views and vistas. As far as I am aware there has been no use of a section 215 notice on the owner (or occupier) of any land or building whose condition is adversely affecting the amenity of the Conservation Area; In addition for the houses that have been selected for deselection; it would be good to know if at any point conservation officers have been in touch with the owners to inform them that their property has not been repaired adequately? If not, why not? How would these owners know that they are not conserving a property properly if they have not been informed? Instead they have just been informed via the draft Seven Sisters/Page Green	<p>Section 215 notices have been served on properties that 'adversely affect the amenity of the area'. The Council will continue to serve such notices where deemed appropriate in a case by case basis and in line with the provisions of the legislation.</p> <p>Important views and vistas have been added to townscape maps in all six appraisals in order to ensure they are protected and taken in to account in the assessment of planning applications.</p>

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				Consultation Area Appraisal which seems unfair.	
Javeria Gilmore-Khan		Seven Sisters	Boundary review	<p>The Conservation Area must be protected as it is in other areas of Haringey such as Highgate, Noel Park. It feels as though Seven Sisters is the area within Haringey that no one seems to care about conserving. From the draft appraisal it is also unclear the benefits of deselecting the area for conservation. I also worry about the precedent this will set for other houses in the Page Green Terrace area. The Page Green Terrace area is a wonderful enclave and peaceful oasis away from the main high road. I can't understand why this would be compromised and the lives of tenants and residents threatened for no upgain. It has not been communicated what I, as a resident will get from this.</p>	<p>It is hoped the new document will be a valuable tool in the proper management of the area, including the protection of significant buildings, enforcing against inappropriate changes, and ensuring that new development does not cause harm to the character of the area.</p> <p>The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance and an assessment of whether the designation accords with national legislation and policy requirements.</p> <p>There are no proposals at to alter the Conservation Area designation of Page Green Terrace.</p>
Javeria Gilmore-Khan		Seven Sisters	Boundary review	<p>I note in the draft appraisal that Haringey Council has an issue with the way some residents have repaired their properties (drives being made in to parking spaces, aluminium windows, etc). However, there is no acknowledgement that these repairs surely firstly reflect their time. Aluminium windows were popular in the 90s to keep heat in, drives have been paved over as some residents may not be able to afford a parking permit. It is a shortsided view of the council to not understand the underlying issues for the look/appearance of a property or why certain decisions have been made - it is therefore also unfair to penalise a whole conservation area for this too.</p>	<p>The Council recognises these issues. The detailed new design guidelines included in the Management Plans represent what we consider to be the best and most practical approach to preserving and enhancing the character of historic buildings, while taking into account other issues such as cost, energy efficiency, etc.</p> <p>In many cases, small scale alterations such as changes to gardens cannot be controlled through the planning process, but the council is committed to taking enforcement action where appropriate.</p>

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Javeria Gilmore-Khan		Seven Sisters	Appraisal methodology	There has also been no discourse from councillors themselves or leafleting asking for how we as a neighbourhood interact with the area which is crucial in conservation decisions. Without exploring the areas below how can a decision be made? Key areas in defining the special interest are likely to be: a) the relationship of the conservation area to it's setting and the affect of that setting on the area. b) The still visible effects/impacts of the area's historic development on its plan form, character and architectural style and social/historic associations. c) How the places within it are experienced by the people who live and work there and visitors to the area (including both daily and seasonal variations if possible). e) Designated and other heritage assets, their intrinsic importance and the contribution they make to the townscape. f) Local distinctiveness and the sense of place which make the area unique.	The documents were researched and written by experienced heritage consultants, in line with the latest Historic England guidance, and in consultation with the Tottenham Conservation Area Advisory Committee. The documents contain comprehensive appraisals setting out key aspects of each area's special interest.
Javeria Gilmore-Khan		Seven Sisters	Open space	The park and open spaces are wonderful addition to our neighbourhood and offers a great respite away from the main road. If this is deselected I can only assume this is because yet another development will be built that will affect the light/space/and community who live here. It would be lovely if the council who we elect could engage genuinely and responsibly with us and not only care about our opinions around election time.	<p>The Council recognises the importance of green space/open space. These spaces are protected and their importance recognised by local plan policies DM20 in the emerging Development Management DPD, and SP13 in the Strategic Policies,</p> <p>The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance and an assessment of whether the designation accords with national legislation and policy requirements.</p> <p>These changes have not been made in response to development proposals and should not be taken as an indication that development proposals for these areas are likely to come forward.</p>

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Yannick Grelet	Resident, owner		Seven Sisters/Page Green Boundary Review	I am responding specifically in relation to Seven Sisters/ Page green. As a home owner I am deeply concerned about what this means for the green space in the area which is regularly used and much needed. I am also concerned about the repercussions of over building in the area. My comment is that I strongly disagree with this change.	The Council recognises the importance of green space/open space. These spaces are protected and their importance recognised by local plan policies DM20 in the emerging Development Management DPD, and SP13 in the Strategic Policies,
Mr.Has	Business owner	Seven Sisters	Boundary Review, general	I do not want Conservation Area boundaries to be changed. There is no reason. All you want is to support football club planned changes to happened. We want character of high road to be keep as it is.	The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance, assessed against the requirements of national policy and legislation relating to Conservation Areas.
Lee Hlgins	Other Worked in the area for Years and grew up with family locally .		General concerns over new development	Heritage buildings in particular in and around the high road must not be sacrificed for new development. We already lose too many heritage buildings for the sake of developing new homes when the area is already over populated. The traditional look & face of Tottenham high Road & it's surroundings should not be sacrificed for what is the hidden agenda that is enhancing Tottenham Hotspur football club. How can we encourage local businesses to flourish to help the British economy when we also put them at risk by yet more development?	We believe that development in the Conservation Area, as well as development affecting its setting, must enhance the area through high quality appropriate design and a good understanding of local character. This has not always been the case in the past, but this document will be a valuable tool to achieve this going forward.
Toby Hilder	Resident, Owner		Boundary review, green space	I am happy with the proposed changes in the conservation zone however I am saying no to supporting it as I believe the council should retain the conservation orders on trees and any green spaces. This is an important part of any urban landscape not only for air quality but for the psychological well-being of those that live around it.	Each appraisal sets out the significance of historical open spaces, and trees (paragraph1.3 location and setting). Trees within the Conservation Area enjoy additional protection and there are no proposals to change this. It is proposed that a small open space on Rangemoor Road is excluded from the Conservation Area designation as it does not contribute to special historic character, however all green spaces/open spaces are protected and their importance recognised by local plan policies DM20 in the emerging Development Management DPD, and SP13 in the Strategic Policies,
Charles Howard	Resident,	Seven	Not Specified	In addition to the attached sheet I would comment	The Council has a statutory duty to review

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	owner	Sisters		that the proposed changes do not seem to stem from any genuine concerns about the character of the area but are simply designed to ease development in line with council plans.	<p>Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance and an assessment of whether the designation accords with national legislation and policy requirements.</p> <p>These changes have not been made in response to development proposals and should not be taken as an indication that development proposals for these areas are likely to come forward.</p>
Charles Howard	Resident, owner	Seven Sisters	Consultation	The planning department refused to carry out a proper consultation but hold 'drop-in sessions' instead of public meetings.	Consultations were carried out in line with the Council's statement of community involvement. Drop-in meetings are considered to be an inclusive approach to public engagement.
Guy Kewish	Resident, owner		Seven Sisters/Page Green Boundary Review	As a home owner on Wakefield Road I've always been surprised that around 9 or 10 of us are included in the conservation area, but Earlsmead Road, Pembroke Road, Colless Road, Townsend Road and High Road are not included. To include a small subsection of page green and leave the remainder out weakens the legitimacy of the conservation area. I think this is a good decision to strengthen the legitimacy of the zone by keeping in it what gives it conservation appeal and removing what does not.	<p>Noted.</p> <p>The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green,</p>
S. Maxwell	Resident, owner	Seven Sisters	Not Specified	I have grown up in this area. There are scores of neighbours that I have known since I was born. I love the houses all around. It is like looking at history of Tottenham. Please do not destroy everything I know here. This is REAL TOTTENHAM.	<p>It is hoped the new document will ensure the proper management of the Conservation Area going forward and help prevent harm to the character of the area.</p> <p>Some alterations to Conservation Area boundaries have been proposed which will affect permitted development rights and the way planning applications are assessed in these areas, but the documents do not propose any large scale changes likely to have a negative impact on the local community. Residents should be reassured that the proposed changes are not development proposals and should not be taken as an indication that development proposals are likely to come forward in these areas.</p>

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S. D. Maxwell	Resident, owner	Seven Sisters	Not Specified	Conservation Areas are there for a reason. This is an area of historical significance and should not be developed over.	Agreed. We hope the new documents will be valuable tools in the proper management of the Conservation Areas in order to preserve and enhance their historic character.
Page Green Residents Association		Seven Sisters	Seven Sisters boundary review	Rangemoor Open Space is a historic green space; therefore, I don't want it taken out of the Page Green Conservation Area. Haringey Council itself has created all the detrimental additions to it, without any reference to it being part of the Conservation Area. All the improvements to it have initiated by Page Green Residents Association.	Rangemoor Road open space is not a historic open space. Historic maps (p12) and photographs (p13) show a terrace of houses on the site between 1894 and 1961. The space is not considered to be of historical significance. Detrimental additions to the space are not an issue.
Page Green Residents Association		Seven Sisters	Seven Sisters boundary review	In the 2009 Haringey conservation review, the Wakefield Road houses were deemed to be worthy of being in a Conservation Area. Nothing since then has changed about these houses that warrants them being taken out of our Conservation Area.	The Conservation Area boundary was not reviewed in 2009. The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green.
Page Green Residents Association		Seven Sisters	Seven Sisters boundary review	Haringey planning has said that the Wakefield Road Houses are being taken out of the conservation area because they are not along the High Road or the top of Broad Lane. Nothing within the criteria for being in a Conservation Area suggests that a Conservation Area should or needs to be along a main road.	The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green.

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Page Green Residents Association		Seven Sisters	Consultation	Haringey's Conservation Officer has stated that the boundary line running from Page Green Terrace back to the High Road is unclear. Page Green Residents Association has asked for a new map to be issued, which will clarify this boundary. However, Haringey planning has refused to issue another map. Residents, therefore, are unfairly being asked to comment on the deselection of part of our conservation area, without adequate information on the area being deselected.	<p>The original map was correct. The confusion arises because the existing Conservation Area boundary was drawn before the Stephenson house site was redeveloped and now includes the forecourt/parking and part of the frontage of Stephenson House but excludes the bulk of the building.</p> <p>We have proposed an amendment to the boundary to exclude the entire Stephenson House site, and this is clearly shown on the map. Neither the building nor its forecourt/parking area has any historic or architectural interest.</p>
Page Green Residents Association		Seven Sisters	Seven Sisters/Page Green appraisal and boundary review	19A Wakefield Road has an unfortunate fence along its border. It has had that same fence for over 30 years. It had that fence in 2009, when the upper end of Wakefield Road was judged to be part of our Conservation Area. What the Conservation Officer needs to do now is to finally issue an enforcement order on the homeowner in order to replace the fence. Most Page Green residents would agree with this enforcement. Instead, the 2016 conservation review wrongly uses this fence as another reason to disqualify the whole of the Wakefield Road area. This doesn't make sense or good governance.	<p>The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green.</p> <p>The boundary treatment at 19A Wakefield Road has not been altered and is therefore not subject to planning control.</p>
Richard Parish obo. Historic England		South Tottenham	South Tottenham Boundary Review and Management	In respect of South Tottenham, the arguments set out in the consultants' appraisal are clear and I would agree that the townscape is in general of a relatively fragmentary significance and quality than the earlier and older corridor to the north. The statutory and local protection identified, and migration of the north east corner of the CA into the Seven Sisters CA, would offset some of the potential loss of the broader positive strategy that conservation area might provide. This could be to some degree further offset by local guidance on character and distinctiveness, which could help to define how local landmarks and views might be enhanced whilst acknowledging that the area does not possess the cohesive historic character and appearance sufficient to warrant CA status. To a certain extent CA status is a local	Noted. With regard to further local guidance on character and distinctiveness, the Council has already undertaken the Urban Characterisation Study that identifies certain views and local landmarks within the area. This document has informed current DMDPD policies as well Tottenham Area Action Plan that incorporates recognition of views and landmarks.

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				designation delivered under national legislation, it is therefore to some extent the role of the LPA to define the required significance through comprehensive evidence. However, this needs to be framed in the wider London and national historic context to be valid. In the instance of South Tottenham I am therefore relatively happy that the changes can be considered justified when considered against evidential, historic and aesthetic and communal values, and when set against the NPPF requirements.	
Richard Parish obo. Historic England		North Tottenham	North Tottenham Boundary Review and Management	<p>North Tottenham is more problematic as it proposes bisecting the North Tottenham CA. Whilst the section proposed for de-designation does not contain buildings of consistent quality as those to the north and south and is undergoing relatively seismic change in respect of redevelopment on the east side, we would not consider the removal of a connecting section of conservation area (noted for historic interest lying in the ribbon development of one of London's principal historic thoroughfares) as good practice. A better approach would be to take a closer management of how change in the conservation area can ensure that this linear nature and the ability to understand the development of the different historic layers that comprise it can be reinforced through sensitive new development and the enhancement of those positive elements of the historic environment. Whilst the NPPF states that CA's and areas within CA's should demonstrate sufficient historic character to warrant designation that it is fundamental to the character that it is an "area" defined by a common set of heritage values.</p> <p>Our guidance does state that ideally CA's should encompass both sides of a street to ensure appropriate management regimes. When dealing with busy and wide thoroughfares this is not</p>	<p>The comments from Historic England have been considered carefully. Whilst their group value in maintaining the linearity and continuity of the High Road is acknowledged, their architectural quality and integrity has been compromised to such an extent that their inclusion will undermine the quality and integrity of the rest of the conservation area which is of much higher quality. This would be against NPPF paragraph 127 (see paragraph 5.3) and it is therefore proposed to remove this section of the High Road from the Conservation Area.</p> <p>Amendment to 2.8.8 to clarify that sub-area C would be part of the Conservation Area's setting, and proposals would need to have regard to the linearity of the High Road.</p> <p>Following comments from the Tottenham CAAC, it is proposed to retain St Francis de Sales Church and grounds within the Conservation Area based on their special historic character.</p>

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				always practical and a judgement of whether the boundary should realistically cover both sides of the street must be made (there are plenty of instances where this is not the case). The principal reason for doing so is often to ensure that traffic management issues within the CA are dealt with in a consistent and transparent way. In the instance of North Tottenham I would suggest that the boundary change would be best served by retaining the west side of the street within the CA and a set of positive strategies and guidance set out to manage change in a positive way	
Iry Pretararo	Council tenant	North Tottenham	Not Specified	More Greenery and space is always welcome	Noted.
Richard Serrano. Tottenham Hotspur Football Club		North Tottenham	Preamble	These representations are made primarily in the context of the Club's Northumberland Development Project (NDP), but also having regard to the Council's High Road West regeneration scheme on the opposite side of Tottenham High Road, where the Club also has property interests. As such, these representations are confined to the North Tottenham Conservation Area. Context The NDP comprises the development of a new 61,000 seat stadium together with retail; education; office; hotel; recreation; community; and residential uses. The scheme also includes over a hectare of high quality new public realm, which amongst other things, will provide an important link between the Council's Northumberland Park regeneration scheme, High Road West and the redeveloped White Hart Lane Station. The NDP is regarded in both existing and emerging strategic and local planning policy as the primary catalyst for the regeneration of North Tottenham – an area that still exhibits some of the highest levels of	Noted

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				<p>deprivation in London. The NDP occupies a 9.2ha site bounded by Northumberland Park to the north; Worcester Avenue to the east; Park Lane to the south; and Tottenham High Road to the west. The current North Tottenham Conservation Area (NTCA) boundary takes in western edge of the site; generally following the rear boundary of buildings currently or previously lining the High Road. It excludes the Club's current White Hart Lane Stadium. The NTCA and the buildings within it – many of which are either statutorily or locally listed – constituted one of the principal planning constraints to the design development of the NDP and the subsequent determination of the applications. Whilst acknowledging that the NDP caused some harm to elements of the NTCA, it will deliver significant public benefits overall and in the balancing of these elements by the Council, the Mayor of London and the Secretary of State, all weighed in favour of the scheme. The Club has already begun its considerable investment in the historic environment. The new stadium is due to open in time for the 2018-19 football season at the same time as the Tottenham Experience, which will encompass the Club's new museum and merchandise shop. The Tottenham Experience includes as its centerpiece, the renovation and conversion of the Grade II listed Warmington House. Work is also underway on the Grade II* listed Percy House, which is also being renovated and converted into the new headquarters of the Tottenham Hotspur Foundation. Percy House is one of a number of Grade II* listed buildings within the historic Northumberland Terrace. The Club has also recently been granted planning permission and listed building consent for the Paxton Building scheme which includes the renovation and conversion of Grade II listed 792 High Road. The Club is also intending to complete this scheme in time for the stadium opening. The Club strongly believes therefore that the completion of the NDP and the regeneration it will</p>	

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				facilitate in North Tottenham will result in a significant improvement to the High Road historic environment and streetscape overall. The character of the NTCA within the proximity of the NDP will however change significantly, both as a result of the implementation of NDP but also through the eventual implementation of High Road West. The Club therefore recognises the need for the Council to review the extent of the NTCA. The following representations are made in this context.	
Richard Serra obo. Tottenham Hotspur Football Club		North Tottenham	North Tottenham Audit map	General Comments 1. Map 16 (North Tottenham, Proposed Boundary Alterations) does not correctly identify all statutorily and locally listed buildings, which do appear correctly identified on Maps 9, 11, 13 and 15.	Mapping error – now corrected
Richard Serra obo. Tottenham Hotspur Football Club		North Tottenham	Enforcement	2. The Club would like to see the enforcement of unauthorised signage explicitly referred in paragraph 2.4.1 as part of the Council's Planning Enforcement Charter.	Agreed – Amendment to 2.5.1 To clarify commitment to enforcement against unauthorised signage and shop front alterations, in line with our enforcement charter.
Richard Serra obo. Tottenham Hotspur Football Club		North Tottenham	Boundary review, Scale and form of development in the setting	3. The NDP application scheme was designed, considered and approved in the context of the NTCA as a principal planning constraint. For example, the architectural treatment of the stadium's west elevation and the Tottenham Experience in particular have been designed to relate to the scale and linearity of the High Road as essential components to its character. In the event that the Council does resolve to de-designate Sub Area C, the Club would still expect any development fronting the High Road to relate to form, scale and character of the High Road.	The new appraisals set out how the scale and linearity of the high road contribute to its character. Sub-area C would still be considered part of the setting of the Conservation Area, and as such the Council would expect any development to relate to the form, scale and character of the High Road, in line with emerging local plan policies DM9 (in the emerging Development Management DPD) and AAP5 (in the emerging Tottenham Area Action Plan), which set out the approach to development proposals affecting heritage assets. Amendment to 2.8.8 to clarify that sub-area C would be part of the Conservation Area's setting, and proposals would need to have regard to the linearity

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					of the High Road.
Richard Serra obo. Tottenham Hotspur Football Club		North Tottenham	Safety	4. The Club would like the inclusion of a reference to the need for any new development within Sub Areas A, B, C and D to take cognisance of the safety and security requirements of the new stadium.	This is not a conservation issue and does not fall within the scope of this document.
Richard Serra obo. Tottenham Hotspur Football Club		North Tottenham	N Tottenham Boundary Review	Specific Comments The following comments should be read in conjunction with the attached plan. ① (Paragraph reference 2.7.5). The Sub Area boundary should run along the southern edge of 790 High Road (Dial House) and exclude the Lilywhite House access road, which does not contribute special interest to the NTCA and so should be removed with the rest of Sub Area C for consistency.	Agreed. The map has been amended accordingly.
Richard Serra obo. Tottenham Hotspur Football Club		North Tottenham	N Tottenham Boundary Review	② (Paragraph reference 2.7.5 - 2.7.8). The map should be updated to reflect the demolition of Nos. 746-750 High Road. The reasoning to omit sub Area C (paras. 2.7.7 and 2.7.8) applies equally to the northern section of Sub Area D, which also has substantial gaps or areas of recent poor townscape between occasional, widely spaced buildings of interest.	Ordnance Survey are yet to update maps following demolition works. The document maps will be updated as soon as updated OS maps are available to us. The northern section of sub-area B is considered to retain its significance – see 1.5.44.

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Richard Serra obo. Tottenham Hotspur Football Club		North Tottenham	N Tottenham Boundary Review	③ (Paragraph reference 2.7.7 – 2.7.8). The reasoning in the second part of 2.7.7 and in 2.7.8 to omit sub Area C applies to the section of White Hart Lane (Sub Area B), which has substantial gaps and intermittent buildings of interest on the northern edge and a substantial gap with an open frontage that lacks any special interest on the southern side. The two statutorily listed and two locally listed building are afforded their own protection individually. Sub Area B should either be removed completely or amended only to include groups of building worthy of inclusion.	<p>Although it is acknowledged that character of this area has been diminished, it is still considered significant because of the group value of buildings.</p> <p>Agree that areas to the south of White Hart lane which do not contain any buildings have no significance.</p> <p>Boundary amended accordingly.</p>
Sevki	Resident, owner			We do not agree that this is going to be used on a way to destroy community for New development. The heritage community must be renamed	
Jeremy Somers	Resident, owner		Seven Sisters/Page Green boundary review	As a resident of the Page Green area (Townsend Road) I am very concerned at the changes being made to the conservation area near my house specifically the Rangemoor open space and play area next to it and to the area on the high road next to Page green terrace. I have concerns that once these conservation areas have been altered they will be vulnerable to planning applications and as such mean that the park areas could be affected. I would like to think that the reason these areas are in the conservation area is that they are vital to maintain green areas in my neighbourhood. Rangemoor Open space is used on a daily basis by local residents indeed the local residents association have taken up planting there creating a more welcome atmosphere. The play area next to Rangemoor open space is used by local youths playing football and basket ball also on a daily basis. We should be protecting places like this not putting them at risk of being developed. In the last few years there have been a series of planning applications in my area which	<p>The Council recognises the importance of green space/open space. These spaces are protected and their importance recognised by local plan policies DM20 in the emerging Development Management DPD, and SP13 in the Strategic Policies.</p> <p>Rangemoor Road open space is not a historic open space. Historic maps (p12) and photographs (p13) show a terrace of houses on the site between 1894 and 1961. The space is not considered to be of historical significance.</p> <p>The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance.</p> <p>The proposed boundary amendments are based solely on this assessment, and the requirement that Conservation Area designations accord with national legislation and policy requirements. They should not be taken as an indication that development proposals</p>

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				have been totally out of proportion to the existing buildings. More importantly these applications offer nothing to improve the local infrastructure or give anything to the local community. These areas must be protected. I see this removing of these areas from the conservation area a gateway to building proposals. The Rangemoor open space MUST be protected. Tottenham is going to be changing a lot over the next decade but we must be sure that the green areas dotted around the residential areas are protected as a legacy for future generations. Regards Jeremy Somers Page Green Residents Association Treasurer and local resident.	for these areas are likely to come forward.
Ben Stroud	Resident, owner		General support	I think it's a great idea.	Noted
Tottenham CAAC	other			<p>Tottenham Conservation Area Advisory Committee has considered the changes to the proposed Conservation Area boundaries in detail over the course of several meetings, including discussion with Council officers, other local residents and the Council's advisors.</p> <p>We are broadly in agreement with the changes that have been proposed. In general, we believe the proposals are logical and will result in more rational and carefully bounded, distinct conservation areas. We hope that the revised boundaries will lead to improved appreciation of the conservation areas and control of development within them.</p> <p>We regret the loss of the South Tottenham Conservation Area but understand the rationale for this. The inclusion of some of the area within</p>	<p>Noted.</p> <p>Conservation boundary amended to include St Francis De Sales to reflect these concerns.</p>

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				<p>the Seven Sisters/Page Green CA is noted.</p> <p>Regarding the North Tottenham CA, we understand that the development area of the Tottenham Hotspur FC ground on the east of the High Road is no longer viable for inclusion in the CA, given that only one historic structure (Warmington House) survives.</p> <p>However we strongly believe that the area to the immediate north of the junction with Church Road, including St Francis de Salles RC Church, should be retained in the Conservation Area (sub area C in the draft appraisal document). In our view this is vital to protect the setting of both sides of Church Road which is the historic route to All Souls Church and other historic buildings including Bruce Castle. While the open space of the playground does break up the historic built corridor, it is an important environmental and aesthetic contributor in its own right. We believe that there are no strong arguments to remove this important area of land from the conservation area, despite the loss of heritage assets on the eastern side of the High Road.</p>	
Elizabeth Walker	Resident, owner		Enforcement, shopfronts	<p>I would like to know how changes to shop-fronts will be managed - I'm doubtful many shop owners will read these resources ahead of changing their shopfronts. So often they don't seem to have gone for the more sympathetic/tidiest option, but clearly whatever was cheapest. How will compliance be enforced?</p>	<p>It is hoped the comprehensive new design guidelines will be an accessible resource to encourage the preservation and enhancement of historic buildings through shop front design. The guidelines will be used to guide our assessments of planning applications, and where alterations are made without the appropriate planning consents, the Council is committed to taking enforcement action.</p> <p>The management plan documents have been amended to clarify the Council's commitment to taking enforcement action.</p>

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S. Wolchover				<p>Stop allowing large scale development of the area by multi national development organisations. Reduce number of corporate chain stores bookies and pound shops. Promote engagement of local community with the environment and allow genuine community interest groups more say in and control of development. Better management of the environment including tree management to reduce the incidence of subsidence and the subsequent need for tree removal. Better management of litter, waste and fly tipping. Empower the community to create opportunity for local income generation. Improve safety by creating lively local streetscapes and reducing anti social behaviour associated with an over abundance of bookmakers and run down/under used properties. Stop allowing developers and commercial property owners to let their holdings fall into disrepair. More pedestrian friendly improvements to shopping clusters. Improvement to station environments. Much more consultation at micro development level. Stop the demolition and social cleansing of council estates.</p>	Most of these issues fall outside the scope of this document.
No name given			Enforcement, shopfronts	<p>Please ensure that the suggested recommendations re: guidance for shop fronts are being implemented and enforced. Out of all the suggestions, this is the one that can make the biggest difference to the High street in Tottenham at a relatively minor cost and radically change the character of that street that has been let down by so many business owners. I totally agree with the appraisal of negative contribution made by the buildings highlighted in the area I am concerned with i.e. Tottenham Green (- the housing near opposite the police station, the housing block at corner of High cross, the one further down at corner of High road and Green (west side). How on earth did the Council allow these to happen in the first place??</p>	<p>It is hoped the comprehensive new design guidelines will be an accessible resource to encourage the preservation and enhancement of historic buildings through shop front design. The guidelines will be used to guide our assessments of planning applications, and where alterations are made without the appropriate planning consents, the Council is committed to taking enforcement action.</p> <p>The management plan documents have been amended to clarify the Council's commitment to taking enforcement action.</p>

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No name given			General concerns over new development	I support that Tottenham heritage and character must be kept. The buildings in the area gives Tottenham unique and must be looked after. They must not be sacrificed for new developments	It is hoped the new document will be a valuable tool in the proper management of the area, allowing us to protect significant buildings and ensure that new development does not cause harm to the character of the area.
No name given			General concerns over new development	i do not support because i feel it is being used as a tool by haringey council to demolish buildings with heritage with its one direction view of new development. Buildings on tottenham high road near new the spurs ground is a good example of hypocrisy of this consultation & council. #shamefulness	
No name given				the historic buildings of Tottenham must be retained. The council quest for new buildings must end. The high road has Beautiful buildings and are the longest established in London. we as a area should embrace these buildings and support the local community that already exists	It is hoped the new document will be a valuable tool in the proper management of the area, allowing us to protect significant buildings and ensure that new development does not cause harm to the character of the area.
No name given			Seven Sisters/Page Green Boundary review, Enforcement, Views	I've lived in the Page Green area next to Rangemoor Open Space for 13 years. No-one I have ever spoken to was aware that it was a conservation area, there has been no enforcement whatsoever. The council's own changes and additions to the area including the Open Space have not taking the conservation area aspect into account. These have included removing the original fencing around the park and adding ugly modern fencing, and the choice of additional concreting and benches etc. Also, the council houses in the area under consideration have not been managed to be in-keeping with conservation guidelines (which no-one here has easy access to presently) Rangemoor Open Space is a historic green open space and the last	<p>The Council recognises the importance of green space/open space. These spaces are protected and their importance recognised by local plan policies DM20 in the emerging Development Management DPD, and SP13 in the Strategic Policies,</p> <p>The Council has a statutory duty to review Conservation Area designations from time to time. Proposed boundary alterations are based solely on a thorough appraisal of the area's significance and an assessment of whether the designation accords with national legislation and policy requirements.</p> <p>These changes have not been made in response to development proposals and should not be taken as an indication that development proposals for these</p>

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				<p>remnant of the old manor house gardens that stretched around the area. It's also one of the only green areas in this inner city area, adding a impossible to quantify element which only natural spaces can offer. And once gone cannot be replaced. Open spaces can be and, in this case are, part of a conservation area, and it should remain so for the well-being of the community. The basketball courts are also used daily, and often until late at night by various youth's for healthy sports, it would be tragic for this to be lost in the future too. Although in the consultation meeting it was mentioned that the houses (first block on Wakefield up to 19) were not visible from the main road - why ever this is a key issue - they 100% are very visible from Broad Lane and in my humble opinion they look good from there too. Although perhaps close-up there are elements that could have been kept in better historic standards had 19A does have the old gates from it's time as a local metal yard, which in other areas could be seen as historic in some senses. The other walls and new temporary fencing to replace a wall should be tidied and improved now that the conservation area element has been noted. I will pass this message to the owner and help tidy as I have already done. Overall it feels like this is being pushed through with minimal formal interaction with the community who could be affected by it in the long term. The irony of the council never doing anything in-keeping with conservation guidelines or informing tenants of their duty is quite stark. Of course it is not meeting criteria presently, the council can take responsibility for that... rather than potentially aiding construction pressures in the future to find it easy to remove these areas it would be far better to aid their improvement for the good of the community and future generations appreciation of our historic London and shared spaces.</p>	<p>areas are likely to come forward.</p> <p>Rangemoor Road open space is not a historic open space. Historic maps (p12) and photographs (p13) show a terrace of houses on the site between 1894 and 1961. The space is not considered to be of historical significance. Detrimental additions to the space are not an issue.</p> <p>The Conservation Area boundary has been amended to include two terraces on Wakefield Road. This is in response to concerns that these houses contribute to views from Broad lane and Page Green,</p>